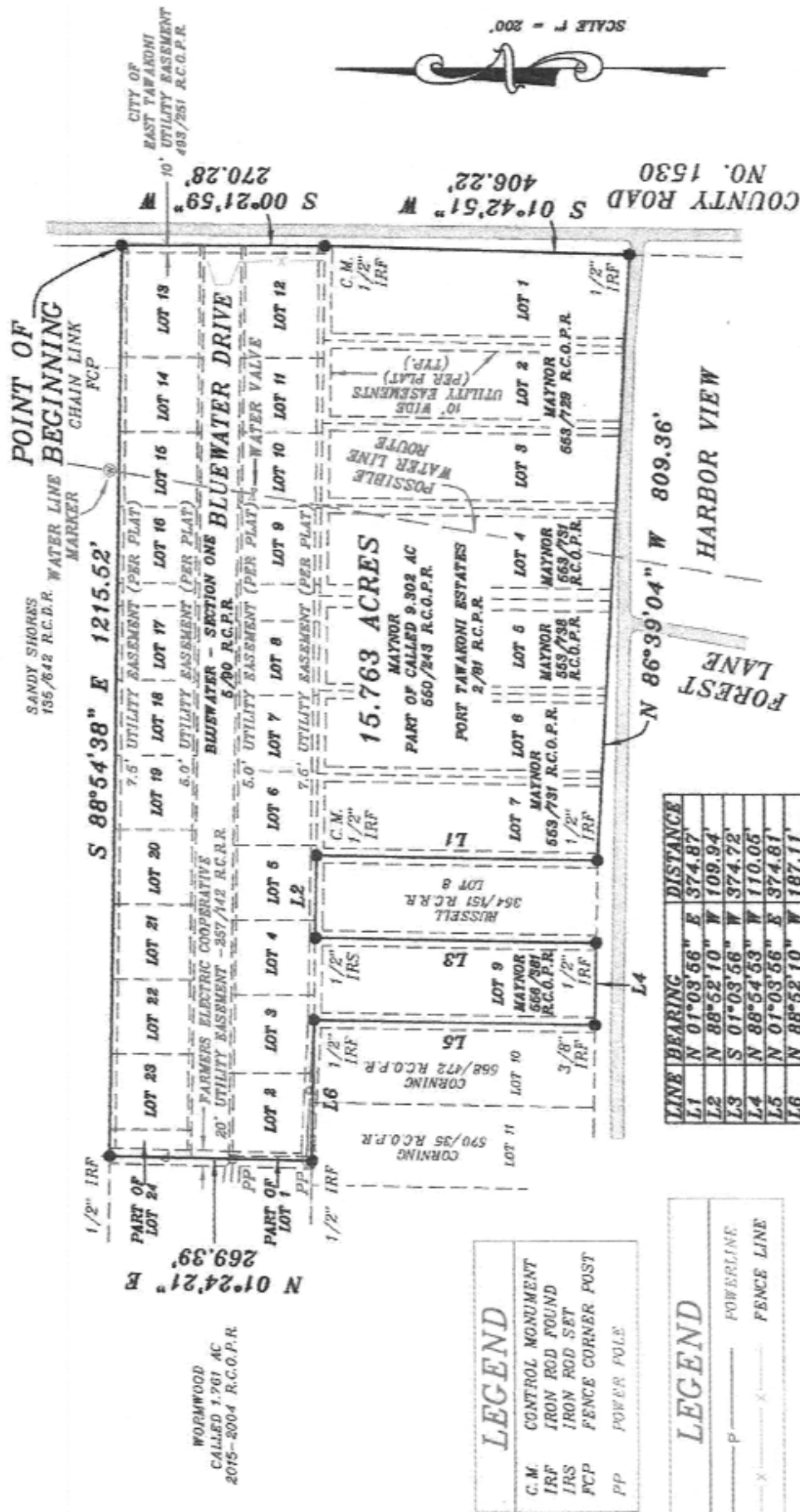


PLAT SHOWING A PART OF THE MARGARET TOLETT SURVEY, ABSTRACT NO. 229, RAINS COUNTY, TEXAS.



FIELD NOTES

BEING a 15.763 acre tract and being all that certain lot, tract or parcel of land situated in the Margaret Tollett Survey, Abstract No. 229, Rains County, Texas, and being part of a called 9.302 acre tract described as part of Lot 1, all of Lots 2-23 and part of Lot 24, Bluewater-Section One according to the plat thereof recorded in Volume 5, Page 90, Rains County Plat Records (R.C.P.R.), in a deed from Charlene Koonce, as Court appointed Receiver to Brian P. Maynor and Dennis M. Bratton as recorded in Volume 550, Page 243, Rains County Official Public Records (R.C.O.P.R.); all of a tract described as Lots 1, 2 and 3 of Port Tawakoni Estates according to the plat thereof recorded in Volume 2, Page 81, Rains County Plat Records (R.C.P.R.) in a deed from The Terry McLachlan and Karen McLachlan Revocable Family Trust to Brian Paul Maynor as recorded in Volume 553, Page 729 R.C.O.P.R.; all of a tract described as Lots 4, 6 and 7 of Port Tawakoni Estates (2/81 R.C.P.R.) in a deed from The Terry McLachlan and Karen McLachlan Revocable Family Trust to Brian Paul Maynor as recorded in Volume 553, Page 731 R.C.O.P.R.; all of a tract described as Lot 5 of Port Tawakoni Estates (2/81 R.C.P.R.) in a deed from Donald Jack Schluter to Brian Paul Maynor as recorded in Volume 553, Page 738 R.C.O.P.R.; and all of a tract described as Lot 9 of Port Tawakoni Estates (2/81 R.C.P.R.) in a deed from Mark Dyess and wife, Susan Dyess to Brian Paul Maynor as recorded in Volume 556, Page 381 R.C.O.P.R.; and being more particularly described as follows:

BEGINNING at a chain link fence corner post found on the west line of County Road No. 1530, at the northeast corner of said 9.302 acre tract (Lot 13) for a corner, said point being the southeast corner of Sandy Shores, according to the plat thereof recorded in Volume 135, Page 642 Rains County Deed Records (R.C.D.R.);

THENCE S 00° 21' 59" W along the west line of said County Road and the east line of said 9.302 acre tract (Lots 13 and 12) a distance of 270.28 feet to a 1/2 inch iron rod found at the southeast corner of said 9.302 acre tract (Lot 12) and the northeast corner of said Maynor tract (Lot 1), for a corner;

THENCE S 01° 42' 51" W along the west line of said County Road and the east line of said Maynor tract (Lot 1) a distance of 406.22 feet to a 1/2 inch iron rod found on the north line of Harbor View Drive, at the southeast corner of said Maynor tract (Lot 1);

THENCE N 86° 39' 04" W along the north line of said Harbor View Drive, and along the south lines of said Maynor tract (Lots 1-3), said Maynor tract (Lot 4), said Maynor tract (Lot 5) and said Maynor tract (Lots 6 and 7) a distance of 809.36 feet to a 1/2 inch iron rod found at the southwest corner of said Maynor tract (Lot 7) for a corner, said point being the southeast corner of a tract described as Lot 8 of Port Tawakoni Estates (2/81 R.C.P.R.) in a deed to Russell as recorded in Volume 354, Page 151 Rains County Real Records (R.C.R.R.);

THENCE N 01° 03' 56" E along the west line of said Maynor tract (Lot 7) and east line of said Russell tract (Lot 8) a distance of 374.87 feet to a 1/2 inch iron rod found on the south line of said 9.302 acre tract (Lot 5), at the northwest corner of said Maynor tract (Lot 7) and the northeast corner of said Russell tract (Lot 8), for a corner;

THENCE N 88° 52' 10" W along the north line of said Russell tract (Lot 8) and the south line of said 9.302 acre tract (Lots 5 and 4) a distance of 109.94 feet to a 1/2 inch iron rod set at the northeast corner of said Maynor tract (Lot 9) and the northwest corner of said Russell tract (Lot 8), for a corner;

THENCE S 01° 03' 56" W along the west line of said Russell tract (Lot 8) and the east line of said Maynor tract (Lot 9) a distance of 374.72 feet to a 1/2 inch iron rod found on the north line of said Harbor View Drive, at the southwest corner of said Russell tract (Lot 8) and the southeast corner of said Maynor tract (Lot 9), for a corner;

THENCE N 88° 54' 53" W along the north line of said Harbor View Drive and the south line of said Maynor tract (Lot 9) a distance of 110.05 feet to a 3/8 inch iron rod found at the southwest corner of said Maynor tract (Lot 9) for a corner, said point being the southeast corner of a tract described as Lot 10 in a deed to Corning (568/472 R.C.O.P.R.);

THENCE N 01°03' 56" E along the west line of said Maynor tract (Lot 9) and the east line of said Corning tract (Lot 10) a distance of 374.81 feet to a 1/2 inch iron rod found on the south line of said 9.302 acre tract (Lot 3), at the northwest corner of said Maynor tract (Lot 9) and the northeast corner of said Corning tract (Lot 10), for a corner;

THENCE N 88°52' 10" W along the north lines of said Corning tract (Lot 10) and of a tract described as Lot 11 of Port Tawakoni Estates (2/81 R.C.P.R.) in a deed to Corning (570/35 R.C.O.P.R.), and along the south line of said 9.302 acre tract (Lots 3-1) a distance of 187.11 feet to a 1/2 inch iron rod found at the southeast corner of a called 1.761 acre tract (Wormwood, 2015-2004 R.C.O.P.R.), for a corner;

THENCE N 01°24' 21" E across said 9.302 acre tract (Lots 1 and 24) and along the east line of said 1.761 acre tract a distance of 269.39 feet to a 1/2 inch iron rod found on the north line of said 9.302 acre tract (Lot 24) and the south line of said Sandy Shores, at the northeast corner of said 1.761 acre tract, for a corner;

THENCE S 88° 54' 38" E along the north line of said 9.302 acre tract (Lots 24-13) and the south line of said Sandy Shores a distance of 1215.52 feet to the POINT OF BEGINNING and containing 15.763 acres of land.

NOTE: Basis of Bearing is the south line of said 9.302 acre tract (550/243 R.C.O.P.R.).

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct and accurate representation of the property as determined by an on the ground survey conducted on February 25, 2016, under my supervision.


Danny W. Beasley, R.P.L.S. No. 4915

DATE: 8-10-2016
JOB NO. 16-0013 Revised 6-20-2016
SHEET 3 OF 3

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